

CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: DUPAGE LLC

DATE: November 1, 2023

REQUESTED ACTION: Acceptance of Plat Recording – Felida Woods Short Plat –
FLR-2023-00052

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Felida Woods SP –
PLD-2021-00082/FLR-2023-00052

Project review: The application vested on April 23, 2021. A pre-application conference was held
February 16, 2021. Preliminary approval was issued on July 26, 2021. Final engineering approval was
granted April 26, 2022.

Zoning: R1-10; **Lot Size:** The R1-10 zone has a minimum average lot area of 10,000 square feet and
a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 10,008
square feet to 16,002 square feet.

☒ All lots in this plat are above the minimum of 10,000 square feet.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice
of application was mailed to the applicant, the neighborhood association and property owners
located within 300 feet of the site on May 26, 2021.

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Melissa Curtis (KB)
Melissa Curtis
Planner
Community Development
Primary Staff Contact: Kylah Bergen Ext.x4617

Brent Davis (KB)
Brent Davis
Land Use Review Manager
Community Development

APPROVED: Kathleen O'Brien
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 11-1-23 SR# _____

SURVEY REFERENCES:

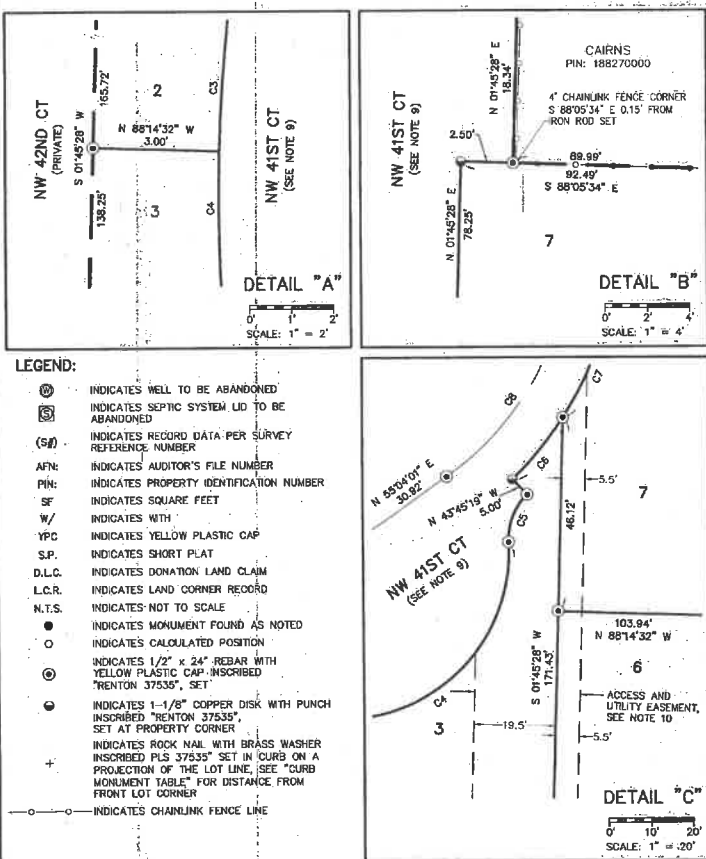
- 1) BESEDA SURVEY BK. 64, PG. 41
- 2) SHORT PLAT BK. 2, PG. 610
- 3) "GANG SHORT PLAT" BK. 3, PG. 936

DEED REFERENCES:

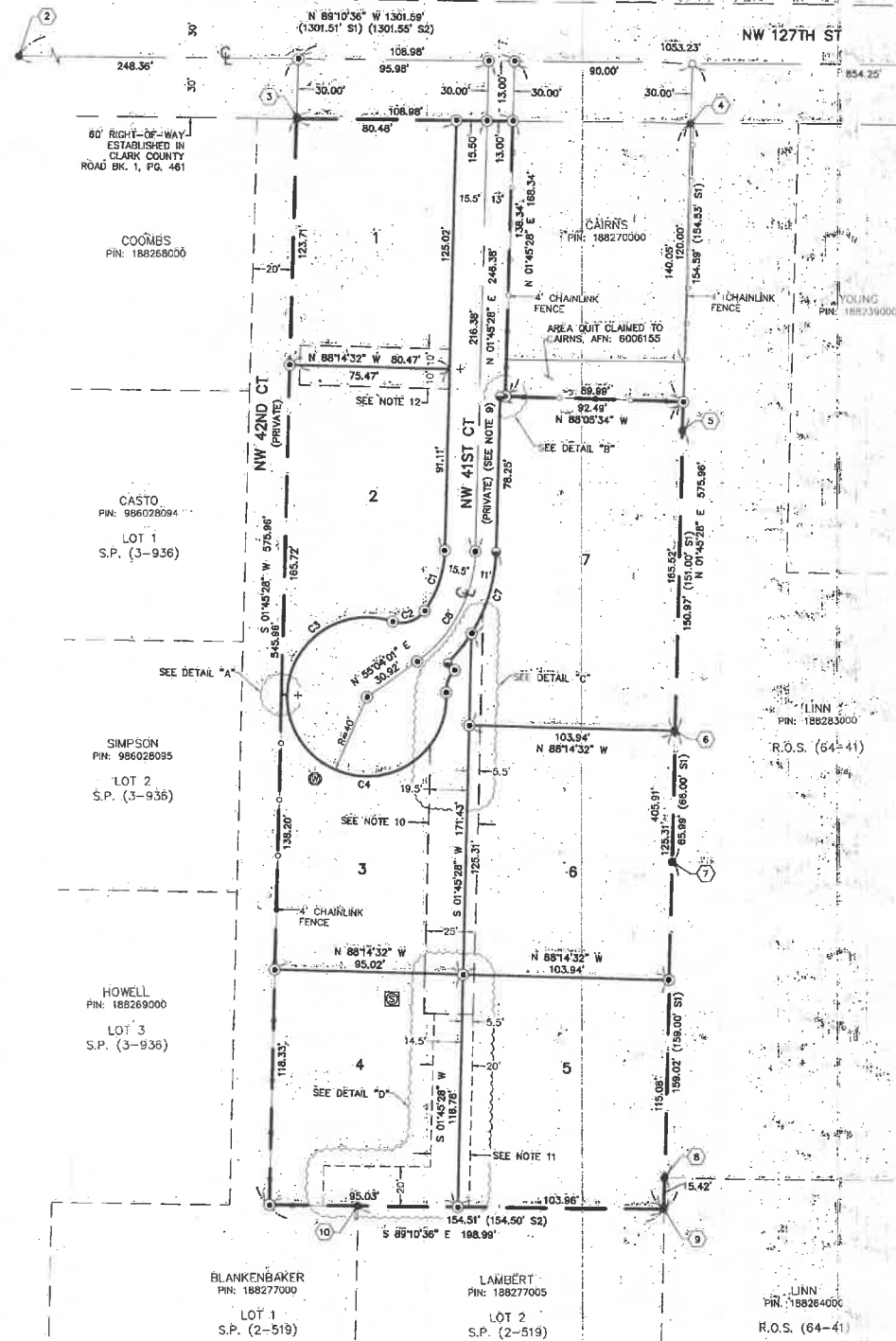
- 1) GRANTOR: CHRISTOPHER E. SUNDBORST TRUST UTA &
GRANTEE: LISA M. SUNDBORST TRUST UTA
APN: 536717
DATE: 01-03-2017
- 2) GRANTOR: IBERIS LLC
GRANTEE: SHAWNNA R. CAIRNS
APN: 600615
DATE: 01-04-2022

PLAT NOTES:

1. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED, FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
2. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
3. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC/PRIVATE ROADS AND SIX (6) FEET ADJACENT TO ACCESS/UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
4. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
5. NO DIRECT ACCESS IS ALLOWED ONTO NW 127TH STREET OR NW 42ND COURT.
6. ROOF AND CRAWL SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS. UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY, THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
7. THE FOLLOWING PARTY IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: THE OWNERS OF THE LOTS OF THIS SHORT PLAT SHALL SHARE EQUALLY THE OWNERSHIP AND MAINTENANCE COSTS OF THE PRIVATE STORMWATER FACILITIES.
8. IN ACCORDANCE WITH CCC 40.610, EXCEPT FOR LOT 7 WHICH IS DESIGNATED ON THIS PLAT AS WAIVED, IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED ON THE FOLLOWING DISTRICT SCHOOL DISTRICT (S), PARK DISTRICT (S) (P) AND HAZEL DELL SUB-AREA (T), AS FOUND IN CCC 40.810.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
9. NW 41ST CT IS A PRIVATE ROAD TO BENEFIT THE LOTS OF THIS SHORT PLAT, THE OWNERS OF THE LOTS OF THIS SHORT PLAT SHALL SHARE EQUALLY THE OWNERSHIP AND MAINTENANCE COSTS OF THE PRIVATE ROAD. NW 41ST CT SHALL HAVE PUBLIC UTILITY EASEMENTS TO CLARK PUBLIC UTILITIES.
A PUBLIC UTILITY EASEMENT TO CLARK PUBLIC UTILITIES.
A PUBLIC SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
A PUBLIC STORMWATER EASEMENT TO CLARK COUNTY FOR INSPECTION PURPOSES ONLY.
ALL GRANTED AND CONVEYED WITH THIS PLAT.
10. A 25 FOOT WIDE PRIVATE DRIVEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 4, 5 AND 6 OF THIS PLAT, SAID LOTS SHALL SHARE EQUALLY THE MAINTENANCE COSTS OF THE PRIVATE DRIVEWAY, GRANTED AND CONVEYED WITH THIS PLAT.
A PUBLIC UTILITY EASEMENT TO CLARK PUBLIC UTILITIES.
A PUBLIC SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
ALL GRANTED AND CONVEYED WITH THIS PLAT.
11. A 20 FOOT WIDE PUBLIC SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT, GRANTED AND CONVEYED WITH THIS PLAT.
12. A 20 FOOT WIDE PRIVATE DRIVEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 OF THIS PLAT, SAID LOTS SHALL SHARE EQUALLY THE MAINTENANCE COSTS OF THE PRIVATE DRIVEWAY, GRANTED AND CONVEYED WITH THIS PLAT.
13. CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNINTENTIONAL TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC. A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN SEPT. 2016.



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	54.50'	34°15'33"	32.99'	N 18°53'14" E	32.10'
C2	14.50'	72°50'48"	18.44'	N 72°26'25" E	17.22'
C3	40.00'	107°08'21"	74.77'	S 55°18'38" W	64.35'
C4	40.00'	184°46'11"	128.99'	N 89°22'23" E	79.93'
C5	14.50'	49°15'24"	12.47'	S 21°36'59" W	12.09'
C6	80.50'	13°32'58"	18.04'	N 39°28'13" E	18.99'
C7	80.50'	30°56'18"	43.47'	N 17°13'36" E	42.94'
C8	70.00'	55°18'33"	65.13'	N 28°24'49" E	62.81'

CURB MONUMENT TABLE		LOT SF TABLE	
LOT LINE	DISTANCE	LOT	SF
1/2	5.25'	1	10,008
2/3	5.25'	2	10,472
		3	10,900
		4	11,170
		5	12,050
		6	13,025
		7	16,002
		NW 41ST CT	12,473

FELIDA WOODS SHORT PLAT
IN A PORTION OF THE
CHRISTIAN POWLEY D.L.C. &
THE NE 1/4 OF THE SW 1/4 OF SECTION 29
T. 3-N., R. 1-E., W.M.
CLARK COUNTY, WASHINGTON
ASSESSOR'S PARCEL NO. 188265-000
SHORT PLAT CASE NO.(S): PLD-2021-00082
SHEET 1 OF 1

MONUMENT TABLE:

1. FOUND AND HELD BRASS DISC WITH PUNCH HELD FOR THE NE CORNER OF THE CHRISTIAN POWLEY D.L.C. AS SHOWN IN S1, SEE L.C.R. BK. 4, PG. 13
2. FOUND AND HELD BRASS DISC WITH PUNCH HELD FOR THE SE CORNER OF THE RA PATTERSON D.L.C. AS SHOWN IN S1, SEE L.C.R. BK. 4, PG. 14
3. FOUND 1/2" IRON ROD W/PC "MINISTER 12563" SET IN S2
4. FOUND AND HELD 1/2" IRON ROD W/PC "AKS ENGR. 34127" SET IN S1
5. FOUND AND HELD 1/2" IRON ROD W/PC "AKS ENGR. 34127" SET IN S1
6. FOUND AND HELD 1/2" IRON ROD W/PC "AKS ENGR. 34127" SET IN S1
7. FOUND AND HELD 1/2" IRON ROD W/PC "AKS ENGR. 34127" SET IN S1
8. FOUND AND HELD 1/2" IRON ROD W/PC "AKS ENGR. 34127" SET IN S1
9. FOUND AND HELD 1/2" IRON ROD W/PC "MINISTER 12563" SET IN S2
10. FOUND AND HELD 1/2" IRON ROD W/PC "MINISTER 12563" SET IN S2

SCALE 1" = 40 FEET

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1-7 ARE APPROVED.
IF AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
CLOTS IN THE PLAT MAY BE SERVED BY EITHER INDIVIDUAL WATER SYSTEMS OR AN APPROVED SMALL PUBLIC WATER SYSTEM, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
IF AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
CLOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

CLARK COUNTY HEALTH OFFICER _____ DATE _____

CLARK COUNTY PLANNING DIRECTOR: _____ DATE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS FELIDA WOODS SHORT PLAT
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:
APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____ 20____

CLARK COUNTY MANAGER _____ DATE _____

CLARK COUNTY ENGINEER: _____ DATE _____

CLARK COUNTY ENGINEER _____ DATE _____

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____ O'CLOCK AM/PM, IN BOOK _____ OF SHORT PLATS,
AT PAGE _____ AT THE REQUEST OF _____ IBERIS, LLC
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____ DATE _____

SURVEYOR'S CERTIFICATION:
I, DANIEL ADOLPH RENTON, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT THE MONUMENTS OTHER THAN THE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT

Daniel Adolph Renton
DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR
PLS NO. 37535

10/26/2023
DATE

JOB NO. 22-211
DATE: 10-26-23
CALC BY: JTG
DRAWN BY: JTG
CHECKED BY: DAR
FILE: 2221SP.DWG

MINISTER-GLAESER SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98061
(360) 694-3313

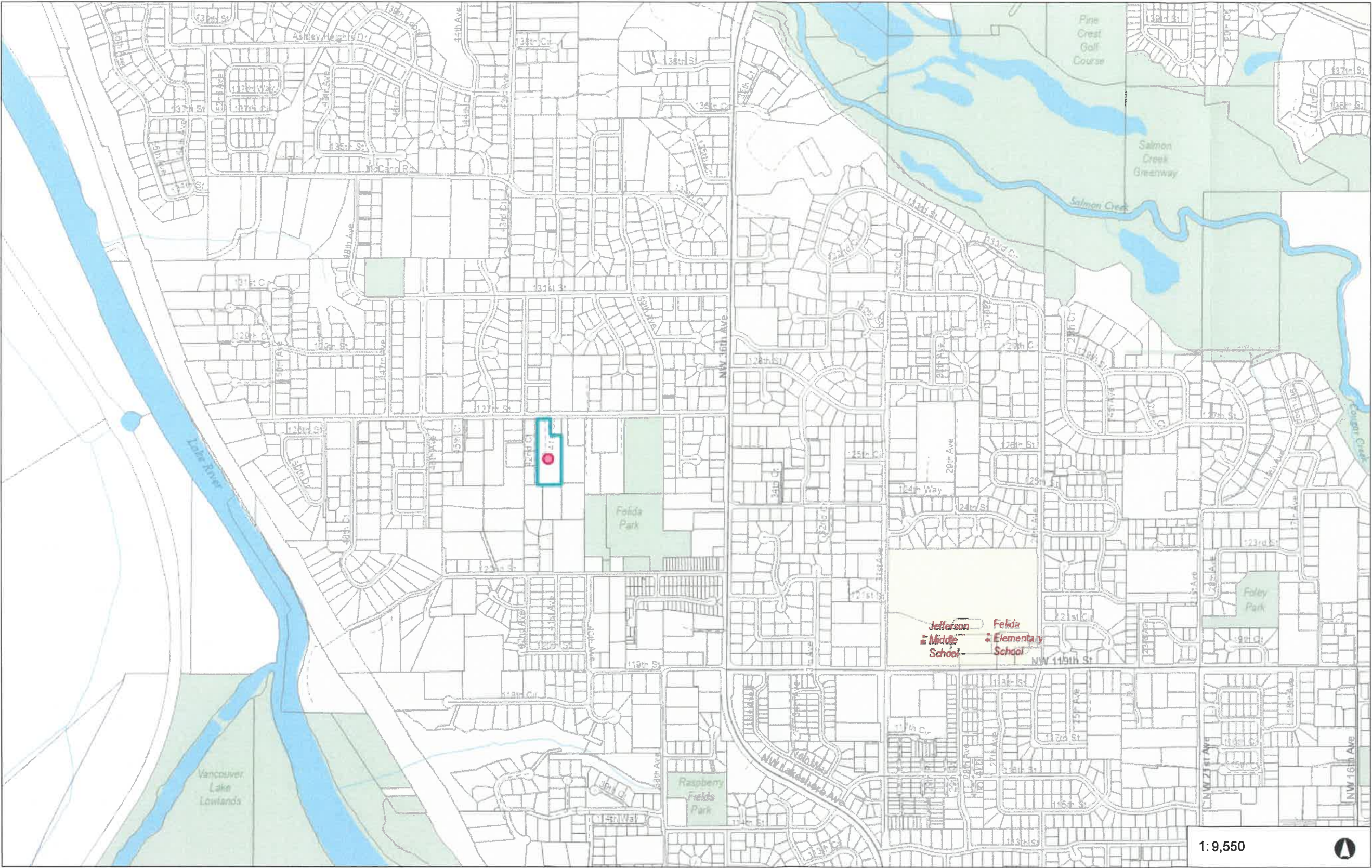


Felida Woods SP



Legend

Taxlots



0.3 0 0.15 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.